

City of Coral Gables



Meeting Minutes

Thursday, June 18, 2026

4:00 PM

Police and Fire Headquarters, Community Meeting Room

Historic Preservation Board

Chairperson Michael J. Maxwell
Vice Chairperson Michelle Cuervo Dunaj
Board Member Ana Alvarez
Board Member Marlin Ebbert
Board Member Cesar Garcia-Pons
Board Member Margaret Rolando
Board Member Kelley Schild
Board Member Alejandro Silva
Board Member Dona Spain

The Historic Preservation Board will be holding its Regular Meeting on Thursday, June 18, 2026, commencing at 4:00 pm EST.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings.

Accordingly, any individual wishing to provide sworn testimony shall be present physically in the Police and Fire Headquarters, Community Meeting Room. However, the Historic Preservation Board has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually.

In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting.

Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/88413827534>.

Meeting ID: 884 1382 7534

One tap mobile

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Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/j/88413827534> / 305-461-6769 (Coral Gables local number)

To speak to the Historic Preservation Board on an Agenda Item, please “Raise your Hand” or send a message to one of the meeting hosts using the Zoom Platform.

If you joined the meeting via telephone, you can “Raise your hand” by pressing *9.

I. CALL TO ORDER

This meeting was Called to Order at 4:10 PM.

1. Anna Pernas, Historical Resources & Cultural Arts Director, introduced the new Assistant Preservation Officer, Nathalie Delgado to the board.
2. Stephanie Throckmorton, Deputy City Attorney, introduced the new Assistant City Attorney, Yesenia Alfonso to the board.

II. ROLL CALL

Present: 7 - Chairperson Maxwell, Board Member Silva, Vice Chairperson Cuervo Dunaj, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

Excused: 2 - Board Member Ebbert and Board Member Schild

III. APPROVAL OF THE MINUTES

[26-1725](#)

Historic Preservation Board Meeting Minutes for May 21, 2026

A motion was made by Board member Silva, seconded by Board member Garcia-Pons, to approve the minutes for the May 21, 2026, Historic Preservation Board meeting. This motion passed by the following vote:

Yeas: 7 - Chairperson Maxwell, Board Member Silva, Vice Chairperson Cuervo Dunaj, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

Excused: 2 - Board Member Ebbert and Board Member Schild

IV. CHANGES TO THE AGENDA

1. CASE FILE COA (SP) 2025-019 - 547 Alcazar Avenue is deferred to the July 16, 2026, meeting at the request of the owner.
2. CASE FILE LHD 2025-006 & CASE FILE COA (SP) 2026-007 - 439 Majorca Avenue is deferred at the request of the owner.
3. CASE FILE COA (SP) 2026-016 - 4400 Palmarito Street will be deferred to the July 16, 2026 meeting.

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATIONS

1. [26-1697](#) **CASE FILE LHD 2025-006 and CASE FILE COA (SP) 2026-007:** An application for the issuance of a Special Certificate of Appropriateness for the property at **439 Majorca Avenue**, a Local Historic Landmark, legally described as Lot 16 & the West ½ of Lot 17, Block 1, Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions and alterations to the residence, a pergola addition to the carport, and sitework.

This Agenda Item was Deferred

2. [26-1699](#) **CASE FILE LHD 2026-03:** Consideration of the local historic designation of the property at **1624 Granada Boulevard**, legally described as Lots 23 & S7FT of Lot 22 & Lot 24 & S10 FT of Lot 21, Block 1, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida.

Ms. Guin read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application (On Zoom):
Marilan Martinez, Lanmar Design Group
Don Kessler, Owner

Letters of Support Received:
Karelia Carbonell, Historic Preservation Association of Coral Gables

A motion was made by Board member Rolando, seconded by Board member Alvarez, to approve the Local Historic Designation of the property at 1624 Granada Boulevard legally described as lot 23 and south 7 feet of lot 22, and lot 24 and the south 10 feet of lot 21, Block 1, Coral Gables Section and based on Section 8-103, A. 4. Exemplifies the historical, cultural, political, economic, or social trends of the community, B. 1. Portrays the environment in an era of history characterized by one or more distinctive architectural styles, B. 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction, and findings in the staff report presented. This motion passed by the following vote:

Yeas: 7 - Chairperson Maxwell, Board Member Silva, Vice Chairperson Cuervo Dunaj, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

Excused: 2 - Board Member Ebbert and Board Member Schild

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [26-1467](#) **CASE FILE COA (SP) 2025-019**: An application for the issuance of a Special Certificate of Appropriateness for the property at **547 Alcazar Avenue**, a Contributing Resource within the “Alcazar Avenue Historic District,” legally described as Lot 24, Block 13, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The application requests design approval for the enclosure of the open front porch with impact-resistant windows and doors.

This Agenda Item was Deferred

2. [26-1700](#) **CASE FILE COA (SP) 2026-016**: An application for the issuance of a Special Certificate of Appropriateness for the property at **4400 Palmarito Street**, a Contributing Resource within the “Italian Village,” legally described as Lots 7 thru 9, Block 12, Coral Gables Riviera Section Part 1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4) (b) for the side setback of the garage addition, and from Article 2, Section 2-101 D (4) (c) the rear setback of the two-story garage addition and one-story covered terrace.

This Agenda Item was Deferred

3. [26-1701](#) **CASE FILE COA (SP) 2024-010 RENEWAL:** An application for the reissuance of a Special Certificate of Appropriateness for the property at **1256 South Greenway Drive**, a Non-Contributing Resource within the "Country Club of Coral Gables Historic District," legally described as Lots 3 & 4, Block 5, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the existing residence and the construction of a new single-family residence.

Ms. Pernas read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:

Glenn Pratt - Bellin, Pratt & Fuentes Architects, LLC

A motion was made by Board member Garcia-Pons, seconded by Board member Spain, to approve with conditions, the design proposal for the additions and alterations for the residence and site work at the property located at 1256 South Greenway Drive, and approve the issuance of a Special Certificate of Appropriateness with the conditions noted in the staff report. This motion passed by the following vote:

Yeas: 7 - Chairperson Maxwell, Board Member Silva, Vice Chairperson Cuervo Dunaj, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

Excused: 2 - Board Member Ebbert and Board Member Schild

4. [26-1702](#) **CASE FILE COA (SP) 2026-009:** An application for the issuance of a Special Certificate of Appropriateness for the property at **808 Majorca Avenue**, a Local Historic Landmark, legally described as the East 25 Feet of Lot 7 & All of Lot 8, Block 30, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework. A variance has also been requested from Article 5, Section 5-502 of the Coral Gables Zoning Code for a flat roof.

Ms. Kautz read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:
Danilo Lopez, Anillo Toledo Lopez, LLC
Juan Arce, Owner

A motion was made by Board member Spain, seconded by Board member Alvarez, to approve the conditions noted in the staff report and in addition, a 12th condition - addition to not have the base detail, and approve the design proposal for the additions and alterations to the residence and site work on the property located at 808 Majorca Avenue and approve the issuance of a Special Certificate of Appropriateness with the conditions noted above and a motion to approve a variance to allow the residence to be entirely flat roof versus all roof designs are to incorporate a combination of pitch and flat roof forms as required by Article 5, Section 5-502 of the Coral Gables Zoning Code. This motion passed by the following vote:

Yeas: 7 - Chairperson Maxwell, Board Member Silva, Vice Chairperson Cuervo Dunaj, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

Excused: 2 - Board Member Ebbert and Board Member Schild

VIII. OLD BUSINESS**IX. NEW BUSINESS****X. CITY COMMISSION ITEMS****XI. DISCUSSION ITEMS**

1. **Next Meeting Date:** The next meeting is scheduled for July 16, 2026. Board members are generally available to meet on this date.
2. **Financial Disclosures:** This form is due on July 1, 2026. Ms. Throckmorton advised Board members to contact the City Clerk's Office with any questions.
3. **North Ponce / Flagler Survey** - Staff informed the board that submittals were received 2 weeks ago and is being reviewed internally. This report will be presented to the board late Summer / early Fall.

XII. ADJOURNMENT

The meeting was Adjourned at 5:13 PM.

NOTE